1	STATE OF NEW JERSEY COUNTY OF HUDSON			
2	TOWN OF SECAUCUS			
3	ZONING BOARD OF ADJUSTMENT			
4	IN RE:			
5	MATTERS AND DECISIONS RENDERED			
6	ON			
7	TUESDAY, OCTOBER 11, 2016			
8				
9	OCTOBER 11, 2016			
10	Municipal Complex 1203 Paterson Plank Road			
11	Secaucus, New Jersey Commencing at 7:10 pm			
12				
13	BEFORE:			
14	THE ZONING BOARD OF ADJUSTMENT OF THE TOWN OF SECAUCUS.			
15	PRESENT:			
16				
17	RAY LEONARD, Chairman JONATHAN ZANE, Vice Chairman			
18	CECELIA FORMISANO, Bd. Secty. JULIE BASCOM, Member			
19	ELIZABETH GIELE, Member DANIEL LADNER, Member			
20	NICHOLAS RIVELLI, Member JOSEPH PREINFALK, Member			
21	WILLIAM J. MASLO, ESQ., Bd. Atty.			
22				
23	JOSEPH NATALE, C.S.R. 30 Cedar Island Drive			
24	Brick, New Jersey 08723 (732)477-6710			
25				



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                 The regularly scheduled meeting of the
     Secaucus Zoning Board of Adjustment was called to order,
     and was noted that this meeting is being held in
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     compliance with the Open Public Meetings Act (notice
     requirements read by Board Secretary).
 3
                 (Whereupon there is a flag salute.)
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            Roll call: Present were Members Leonard,
     Preinfalk, Bascom, Giele, Rivelli, Zane and Ladner.
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 7
            Mr. Rivelli made a motion to accept the minutes
    of the September 12, 2016 meeting, seconded by Mr.
 8
    Preinfalk.
            Roll call vote: All voted in favor.
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                          * * * *
10
            The Chairman announced that Mr. Daniel Ladner is
11
    now a full member of the Board.
12
                          ***
13
    LAUREN FITZPATRICK and
                                        (GRANTED)
14
    M. FLORKIEWICZ
    PREMISES AFFECTED: 12 Luhmann Terrace, Block 218, Lot
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    PURPOSE: Application for a building permit to erect a
    rear yard prefabricated metal garage (two-car) in a TRA
16
    zone.
17
           MICHAEL FLORKIEWICZ, 21 Luhmann Terrace,
18
    Secaucus, New Jersey, sworn.
           EDUARDO BLANCO, Riverfront Plaza, Newark, New
19
    Jersey, sworn.
           Mr. Florkiewicz testified they would like to
20
    raise a two-car garage in the backyard. They had a
21
    single car garage that collapsed two years ago and they
    would like to construct a two-car garage, as they have a
    small house and their attic space is now being used for
22
    central air and they are out of space and storage area.
           Mr. Blanco testified his clients have a permit
23
    for renovating their basement for open space for their
    kids and to add a bathroom, office, laundry room. There
24
    is also a permit regarding the electric service.
           Mr. Florkiewicz testified the only reason they
25
    are here is for the garage setback. There is a narrow
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1	existing driveway.
^	Mr. Blanco testified the existing fence along the
2	side will be removed. They do not anticipate storing or
3	parking vehicles in the driveway. The garage will be aluminum.
3	The Chairman indicated if electric is run to the
4	garage it must be inspected and there will be no water,
r	heat nor any private or commercial business. The house
5	will remain a one-family.
6	After further questioning and discussion by the Board, the Chairman opened the meeting to the public.
Ü	Hearing no one, Ms. Giele made a motion to close the
7	open part of the meeting, seconded by Mr. Preinfalk,
	with all the agreed-to stipulations.
8	Roll call vote: Voting yes in favor of motion to
9	approve were Members Leonard, Preinfalk, Ladner, Bascom, Giele, Rivelli and Zane.
,	Grere, Krverir and Dame.
10	****
11	There being no further matters before the Board,
12	Mr. Rivelli made a motion to adjourn, seconded by Mr. Preinfalk, and all having voted in favor of adjournment,
	the meeting was adjourned at 7:26 pm.
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14	CECELIA FORMISANO, Bd. Secty.
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